



# The Planning Network

## A Review Of P66 Hearings

By Ryan Hostetter

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The Planning and Building Department's Mission Statement:

*Promoting the Wise Use of Land*

*Helping to Build Great Communities*



We're on the web!

<http://SLOPLANNING.ORG>



Day 1 of hearings (Feb. 4, 2016) Photo by Sara S.

The Phillips 66 project involves a permit application to create a rail spur and unloading facility so that the Phillips 66 Santa Maria Refinery is able to import heavy crude oil for refining. The refined product would be distributed by the refinery's current method of a pipeline. The Santa Maria Refinery is off of Highway 1, just south of the mesa and west of the Trilogy development.

Currently, the refinery receives crude oil via pipelines and a pumping station connected to the property via pipe which is in Santa Maria (Santa Barbara County). The Santa Maria pumping station is able to receive heavy crude by truck to supplement the crude being refined by Phillips on top of their pipelines that run to Kern County and Santa Barbara. Phillips is not able to import the heavy crude to their refinery by train, until they receive approval and construct the spur and unloading facilities.

The refinery was constructed in the 1950s and is connected to a sister

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# Drought Wears On

By Cheryl Ku

A collective sigh echoed throughout the County this spring as we looked out on our rolling hills. “The green has already disappeared,” everyone lamented. Our golden hills were also lovely, but in the fifth year of drought, the transition from emerald to brown was a harsh reminder that the drought continues.

Although rainfall for the 2015-16 water year was higher than average, ranging from 61-94% throughout the County, reservoirs remain significantly lower than average. The County’s monthly drought update for June listed reservoir levels as follows (percent of capacity):

Nacimient: 33%  
Whale Rock 35%  
Lopez: 29%  
Salinas: 13%

Unfortunately, weather patterns do not indicate that relief is on the horizon any time soon. The National Oceanic and Atmospheric Administration (NOAA) predicts a transition from El Nino

conditions to drier than normal conditions by late summer or fall, and the Central Coast is expected to remain in “exceptional drought” until at least next winter. You can learn more about the status of the drought by visiting the County’s [Drought Task Force Page](#).

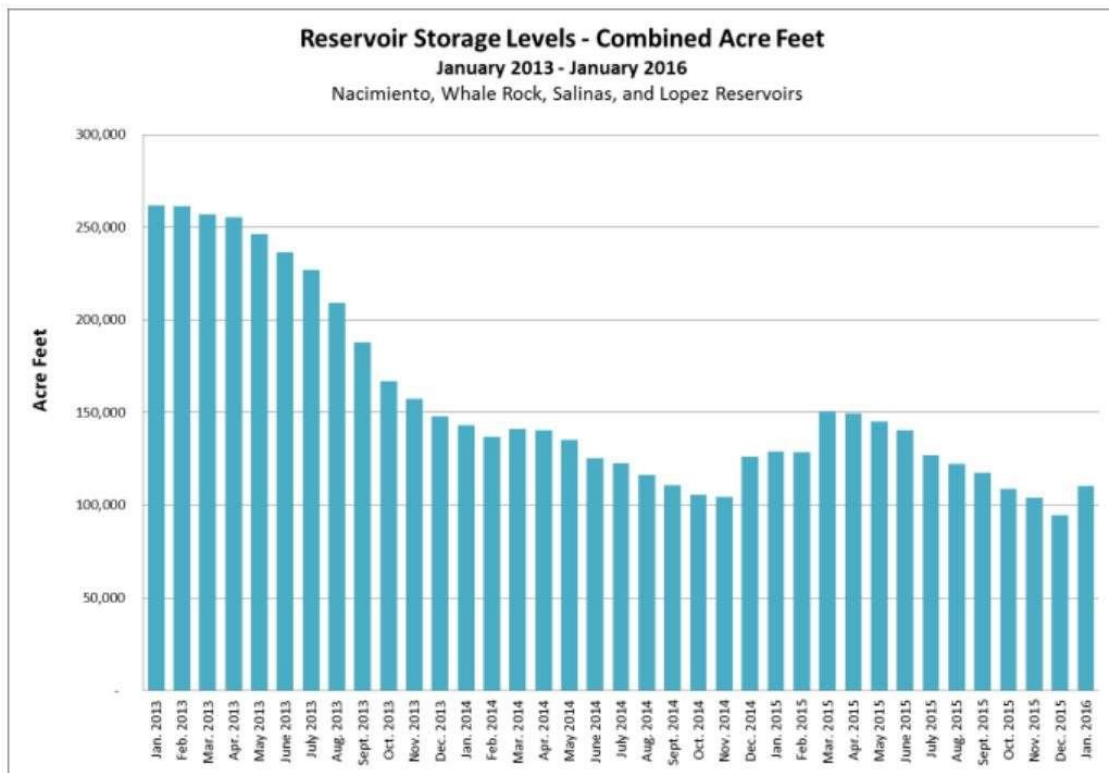
Agencies across the County and the State are actively exploring new water sources and working toward water management solutions, from desalination, to implementing the Sustainable Groundwater Management Act, to recycled water. The Planning and Building department continues to require new development to offset water use in our most water-stressed areas. Meanwhile, many water purveyors continue to encourage conservation in accordance with state requirements, and local residents have been working hard to conserve.

The good news is that many state and local programs can help residents fund their water conservation projects.

Programs vary by location, but rebates for low-flow toilets and lawn conversions are available statewide. Some water companies also offer rebates for efficient washing machines or landscape irrigation surveys to help manage outdoor water use more efficiently.

It can be difficult to keep track of the various programs since so many different agencies are involved in water conservation. If you’re wondering what incentive programs are available in your area, the County recently developed a comprehensive list of programs, organized by provider. You can view the list [here](#).

Aside from these programs, residents can continue to conserve water as the summer heats up by following simple practices. Visit a fun and kid-friendly [interactive site](#) at to get more tips for your home.





# Los Osos Sewer Project Update

Photos & Article by Barry Tolle



New Los Osos Water Treatment Facility by Steve M.

The Los Osos sewer plant is operational, and we have successfully connected over 400 homes and businesses. The project took 35 years to come to fruition. Now that the Los Osos Wastewater Recycle Center is on-line and operating, folks are hooking up to the sewer line and abandoning their septic tanks.



Properly connected sewer lateral

We started doing sewer lateral inspections on March 28<sup>th</sup>, and since then we have been averaging 20 inspections a day. The inspection includes making sure the pipe is the right size, that it is not leaking, has the right fall, and determining if the line need a backflow device.

If the house outlet is lower than the next upstream manhole cover, then the sewer lateral requires a backflow device. Once the sewer lateral is inspected, the owner can then connect to the public sewer, and pump their septic tank. We also want to encourage home owner's to re-use their tanks for rainwater capture instead of filling the

bay. Some of the frequently asked questions we receive about sewer lateral



Lateral w/ backflow device & clean out

connections are the following:

1. Can I connect my lateral line into the county-provided clean-out, instead of connecting at the port at the bottom of the clean-out?

A: No. Solids can collect in the cleanout and plug the line.

2. What type of material do I use for my sewer lateral?

A: 4-inch PVC, ABS, or SDR are the approved plastic pipes.

3. What kind of slope do I need to provide on my sewer lateral?

A: Two percent fall or better.

4. When do I need to put a backflow device on my sewer lateral?

A: Back flow devices are required when the next up-stream manhole cover is higher than the house

tank with sand or sewer connection.

slurry. With this option, after the tank has been pumped and sanitized, the homeowner can run their rain gutters into the tank, and recharge the groundwater basin instead of having the rainwater run-off and out into the

5. Do I need an additional clean-out even though the County has provided one?

A: Yes. Clean-outs are required within 2-5 feet of the residence and whenever the sewer lateral makes a turn of more than 135 degrees.

Everything is going well, and most of the contractors and owners are eager to learn. Phase 2 started on June 20<sup>th</sup>, adding an additional 1,200 connections to the Wastewater Recycle Center. Phase 3 is expected to begin in September 2016. We hope to have everyone connected by the end of 2017.

The Departments of Planning and Building and Public Works, along with the Board of Supervisors, have worked together to keep the permit prices as reasonable as possible. A contractor may pull an e-permit for a sewer lateral connection for \$181.50. A home owner can pull an over the counter permit for \$270.50. The cost for septic tank reuse permit is free.

We look forward to meeting everyone in Los Osos over the course of the next two years. If you have any questions about the Los Osos Sewer Project please contact the Department of Public Works at 781-5252. If you have specific questions about sewer lateral connections and inspections, please call Barry Tolle at 781-5628, or just look for him at Carlocks Bakery.



Cleaning a septic tank in Los Osos



## Meet the Staff — Zarina Hackney

### This Quarter's Featured Staff Member



Zarina in her garden

Idea girl, gardener and practitioner of homemade, Zarina Hackney is a country girl wannabe, lover of bees and pet parent to a very golden cocker spaniel. Her love for helping people started at a young age. She became a peer counselor in middle school and later found herself working for Sally Ride showing kids that science can be fun.

She is a native San Diegan, born and raised in the unincorporated community of Spring Valley. Her undergraduate studies took her to the UC Santa Barbara, where she learned about ecological restoration, and that the view from the 8th floor of the library is amazing on a sunny day, as you can clearly see the ocean and the

Channel Islands! She also played midfielder alongside her twin sister for the women's lacrosse team. Olé, Olé, Olé, Olé Gauchos, Gauchos. Graduate school moved her to San Luis Obispo where she earned a Master in City and Regional Planning.

As a planner, she's works for San Luis Obispo County providing land use information to the public. She's simply a grateful about life type of person, and working with the public provides for happiness throughout her career.

Zarina's limits are boundless; she makes amazing guacamole and is currently growing a variety of pumpkins with a goal of gifting them to anyone who has the desire to carve a jack-o-lantern.

When she's not planning, you can find her harvesting vegetables from her garden, taking a local hike with her sweetheart or traveling always with a gentle reminder of how fortunate she is to see so much of the world.

Some of her favorite places she has visited are Papakōlea Beach, Hawaii; Bath, Somerest; Wrangell-St. Elias National Park; Palm Springs Aerial

Tramway; Crane Beach, Barbados; Freeport, Maine; Musée d'Orsay, Paris; Cenote Azul, Riviera Maya and a hammock under a pepper tree in her parents' backyard.

Her favorite day of the week is Sunday, because a sit-down early supper with family and friends is priceless, and the golden hour shortly before sunset creates a warm glow that enhances the colors of the landscape.

Zarina enjoys meaningful relationships, conversations accompanied by green tea and an understanding that the underlying ingredient for life is helping people.



Zarina & Nutley



Zarina @ Papakolea Beach, Hawaii



# Inspection Tips—E-Vehicle Charging Stations

By David R. Rose

No need to stop at the gas pump with your new EV (electric vehicle)!

Once you've purchased that new electrical vehicle to put in the garage or carport it's now time to secure an electrical permit to keep your new set of wheels charged after your errands or trip for the day is complete. Electric vehicle supply equipment (EVSE) consists of the connector, cord, and interface to the utility power. Level 2 charging, 240 V and 40 amperes or more, is most likely to be used since it takes less time to fully charge the battery system once depleted.

If the installer for the new electrical work has the right skill set for installing 240 V circuitry you might forego on a licensed electrician installing your new charging station. Just remember that if you're not a trained electrician or have ample experience in working with electricity

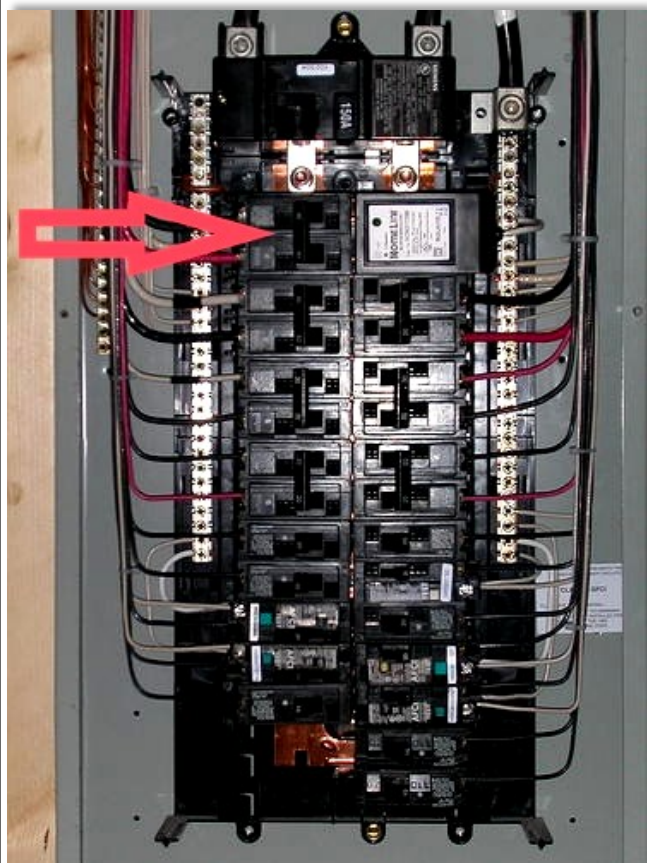
it is highly recommended you pay someone to correctly install your new charging station and getting the insulation correctly installed the first time.

Please have the manufacturers installation guidelines and approved plans available for your inspector at time of final inspection. When ready for your final inspection please use the automated phone line at 788-2076 and follow the prompts for rough/final electrical or schedule your inspection on the Internet at [www.sloplanning.org/inspections](http://www.sloplanning.org/inspections) using inspection requests 354 for rough, 806 for final.

As more people choose an electric vehicle lifestyle everyone benefits from lower carbon emissions and... you're going "Green" and driving in style!!



*The author charging a Tesla Model S (not a product endorsement)*



*Image to the left: The 30+ amps circuit for your electric vehicle comes from a circuit as indicated by the arrow.*

*Image above: Image of an indoor charging station.*

# 4 Social Media Tips For County Employees

By: Whitney Szentesi

Planning & Building's Social Media

Connect With Us!



Customer Survey

Social media is a powerful tool that can help County employees better inform local residents about our programs and services. Most of us use social media in one way or another, but have you ever stopped to think about how your use of social media could affect the County?

Your use of social media can positively, or negatively, impacts the County. Whether you're acting as an individual citizen, or on behalf of a County department or program, it's important to understand some basic rules and best practices to help you navigate the use of social media.

1. **Only act on behalf of the County or the department if you're authorized to do so, but don't be afraid to share, like and comment on the County's posts.** Many County departments and programs are active on [social media](#) and if you are, too, you can positively impact the number of people the County reaches by liking, commenting on, and sharing the County's Facebook posts and tweets.

However, according to the County's [social media policy](#), only authorized County employees, vendors or volunteers may act as the department or on behalf of the department. That's different than just interacting with a post using your own personal account. Instead, it's specific to who is posting content on behalf of the County. Be careful not to appear as if you are speaking on behalf of the County or your department in your own personal posts as well.

If you're not sure whether or not you're acting on behalf of the County without authorization, it's

best to ask your supervisor.

2. **Beware of personal social media use while you're on the clock.** Your department may allow some personal use of social media while you're at work, but this could be limited. It's important to remember that your workstation is owned by the County. According to the County's [IT Security Program Acceptable Use Policy](#), your workstation should not be used for purposes that are in conflict with the County's organizational values or in any way contrary to the interests of the County. So be sure to think twice before you share that post or comment on that Facebook article if you're on the clock.
3. **Don't share confidential information on social media.** This may seem like a no-brainer, but employees aren't allowed to share information related to personnel, medical, law and justice, personally identifiable information (PII), and other sensitive, confidential, or privileged information. For more details, please see the definition of PII in the Sections Common to All Policies in "Policies" under the [Information Security Program](#). If in doubt, consult your department head or supervisor.
4. **Be aware of security threats.** Social media is rife with security threats that can harm you, the public and/or the County and spread quickly. County employees must be aware of the following threats:

a. **Phishing.** Sometimes called spear phishing, a phishing attack in social media presents itself as a document, file, or a link that

appears to be legitimate but is really an attack. The user is duped into viewing the document or file or clicking the link. The opened document or linked web site may display information that appears to be valid, but in reality the attack has taken place—perhaps without being noticed until it is too late.

b. **Social Engineering.** Due to the amount of personal information available on many social media sites, it is relatively easy to gather personal details about a particular individual. Social engineering is the threat that this information will be used by someone to pretend to be a county employee and perform a malicious act.

c. **Application Threats.** Like other software, the applications with which social media sites function are subject to attack. When a familiar social media site begins to function in unexpected ways, an attack should be suspected. For example, when a site asks for the log in account to be entered in a new browser window or the site appears familiar but the browser displays an unfamiliar web address, a computer attack could be underway.

Curious about other rules governing the use of social media? Review the County's [Social Media Policy](#).





# P66 Hearings

*continued from page 1*

facility via pipeline up in the Bay area. The Santa Maria Refinery location partially refines the crude, and then that product is put in pipes to their facility in the Bay area for final refinement and sale on the market.

While Phillips receives all their product in Santa Maria via pipeline (or via truck to the pumping station in Santa Barbara County and then by pipe to the refinery), the construction of a new spur to bring heavy crude to the property via rail will allow Phillips another way to purchase and transport the raw product for refinement thus potentially allowing the company to source a more affordable raw heavy crude to refine. It is anticipated that much of the crude that would be brought in via train would be from Canadian tar sands.

Over the course of months that the County has been processing this permit, there have been several accidents in the US and Canada involving trains transporting crude oil. Some of these accidents have been very large and disastrous, taking property and human lives. Other accidents have been in remote areas where containment and clean up was not as complicated.

Additionally, the amount of crude transported via rail has increased significantly (the U.S. has been relying more on domestic oil), thereby increasing the number of oil trains on the tracks, which in turn increases the probability of an accident occurring.

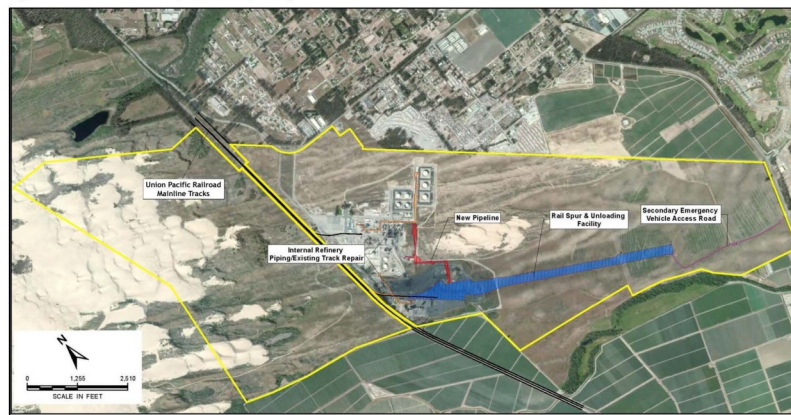
Due to the increase in accidents and

The project is presently in the hearing process stage, which began with two consecutive Planning Commission hearings back in February of this year. After those and up to May 16, the Commission has conducted an additional four full-day hearings to listen to all of the public testimony and begin deliberations. Over 400 people from the public attended the hearings to express their opinions on the project (both in favor and against the project).

During the last hearing on May 16, 2016, the Planning Commission asked County staff to go back and prepare findings and conditions of approval for the project, and

continued the item until their September 22<sup>nd</sup> hearing. The Planning Commission has not yet made a final decision on the project, though three of the five Commissioners have shown support for the project. For more information on the project see the County's [web page](#), which contains the staff reports, letters and information submitted during the hearing process.

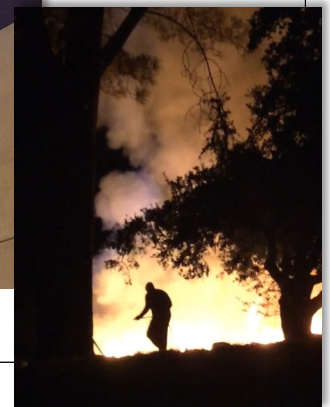
Figure E-1 Location of Proposed Rail Spur Project



Notes: Yellow line the boundary of the SMR property.  
While the UPRR tracks pass through the refinery property, Phillips 66 does not own the railroad right-of-way. This property is owned by UPRR.  
Source: Arcadis 2013.

number of trains, national attention to these issues has been heightened in the media. The major national, state, and local attention has greatly impacted the County's ability to process the Phillips' permit. For example, the County received over 20,000 comments on the Draft Environmental Impact Report. It is an unprecedented response to a local project.

## Spring Pictures



## Upcoming Events...



July 4  
July 8  
July 22  
August 19  
August 21-26  
September  
September 5  
September 11

Independence Day  
**CCICC Seminar: Plumbing & Mechanical Updates**  
SLO Blues Baseball Game  
Summer BBQ @ Beach  
**ACEEE Conference: Energy Efficiency in Buildings**  
**Surprise Raffle Month**  
Labor Day  
Grandparents Day

Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Phone: (805) 781-5600  
Email:  
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**Customer Survey**

We appreciate your business  
and want to hear from you!

## 2016 Action Plan

*By Matt Leal*

**The Board of Supervisors approved 2016 Action Plan on April 12, 2016. What does this mean?**

It means that the County is bringing in almost 2.5 million dollars of federal funds which are invested county wide. The funded projects and service vary from the creation of affordable housing to homeless services.

The County itself does not build affordable housing or provide homeless services, but is the funder of local non-profits that provide these projects/services. The County plays the role of choosing what to fund and managing the selected projects/services from start to finish.

**Fun Fact: Some of the affordable housing projects can be monitored for up to 20 years.**

Maybe not so fun as that is a long time but it insures that the affordable units remain affordable.

Examples of 2016 County funded projects/services:

**Los Osos sewer lateral installation** (Los Osos)– Funds will be used to financially assist low income homeowners in Los Osos to connect to the wastewater system

**Maxine Lewis Memorial Shelter** (SLO) – Funds will be used to shelter homeless individuals.

**El Camino Homeless Shelter** (Atascadero) – Funds will be used to house homeless individuals

**Los Robles Terrace Senior Housing** (Paso Robles) – Substantial rehabilitation of 39 units of Very Low-Income Senior rental units

**Iron Works Apartments** (SLO) –

Funds will be used to build 46 affordable rental housing units

**Tenant Based Rental Assistance** (county wide) – Funds to help administer the TBRA program

The Action Plan is annual process that is undertaken with many public outreach opportunities. If you would like to learn more or get involved, message [ActionPlan@co.slo.ca.us](mailto:ActionPlan@co.slo.ca.us) or visit our [website](http://www.co.slo.ca.us).

